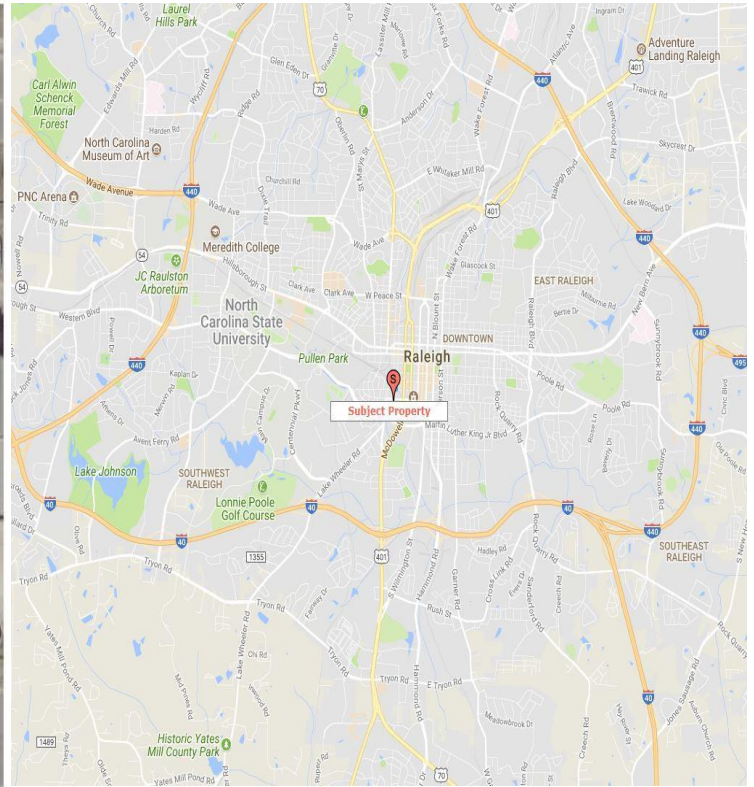




407 & 409 West Lenoir Street. 603 & 607 South West Street
Raleigh, NC 27601
Suggested Bid (based on Nov 2017 appraisal): \$900,000



Site Description

The subject site is located on the southeast corner of South West Street and West Lenoir Street within the Warehouse District of downtown Raleigh. The characteristics of the site are summarized as follows:

Site Characteristics

Gross Land Area:	0.32 Acres or 13,904 SF
Usable Land %:	100.0%
Shape:	Rectangular
Topography:	Gentle
Drainage:	Adequate
Grade:	Above street grade
Utilities:	All available
Off-Site Improvements:	Sidewalks, curbing, gutters
Interior or Corner:	Corner
Signalized Intersection:	Yes

Street Frontage / Access

Frontage Road:	Primary	Secondary
Street Name:	West Lenoir Street	South West Street
Street Type:	2-lane, paved	2-lane, paved
Frontage (Linear Ft.):	88.00	158.00
Number of Curb Cuts:	1	1
Traffic Count (Cars/Day):	3010	910

Flood Zone Data

Flood Map Panel/Number:	3720170300J
Flood Map Date:	May 2, 2006
Flood Zone:	Zone X

Zone X is the flood insurance rate zone that correspond to area outside the 1-percent annual chance floodplain, areas of 1-percent annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1-percent annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1-percent annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.

Site Area in Flood:	0%
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Zoning Designation

Zoning Jurisdiction:	City of Raleigh
Zoning Classification:	NX-3-UL, Neighborhood Mixed Use, 3-story maximum height, Urban Limited
Permitted Uses:	A variety of commercial, retail, and residential uses
Zoning Comments:	The NX- district is intended to provide for a variety of residential, retail, service and commercial uses all within walking distance of residential neighborhoods. The 3 is intended for buildings with a maximum height of 3 stories or 50 feet. The -UL frontage is intended for areas where parking between the building and street is not allowed. Buildings about the street and sidewalk but to balance the needs of both the pedestrian and automobile lower street wall continuity is required.